

Restaurant Space Available

8606 Colesville Road, Silver Spring



- Located in Lee Plaza, Class A Office building, at the busiest intersection in the heart of Silver Spring's vibrant and growing arts and entertainment district.
- Three blocks from the Silver Spring Metro Center, commuter rail and bus stations. Easy access to two Beltway (I-495) exits.

- Within walking distance to five (soon to be six) 3-star hotels.
- On the same block as The Fillmore and the AFI Silver Theater.
- 8,000 new apartments & condominiums built in the CBD in the last 10 years, with more coming.
- Abundant public parking.

Lee Development Group
8601 Georgia Ave, Suite 200
Silver Spring, MD 20910
www.leedg.com

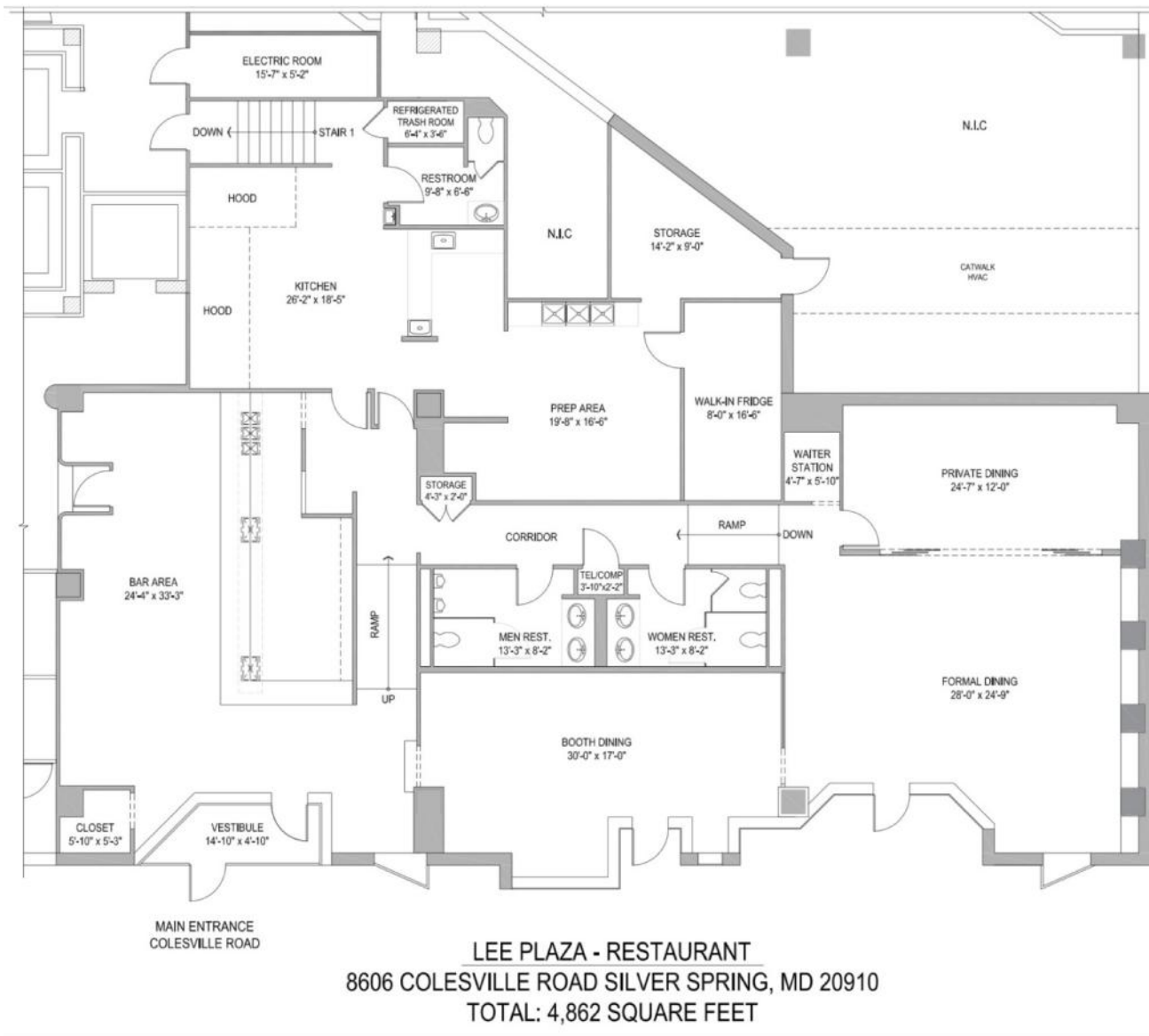
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LEE DEVELOPMENT GROUP

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Silver Spring

Rent: \$35-40 per sf

Tenant pays Utilities
& Expenses:
electric, gas, water,
taxes & insurance,
trash & recycling



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- Class A Office Building with recently replaced, energy efficient HVAC unit
- Parking on adjacent surface parking lot for evening restaurant guests
- Private entrance and great window frontage on Colesville Road
- Direct loading dock access
- Comcast and Direct TV for both TV and Internet

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